



**ARLINGTON REDEVELOPMENT BOARD**

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

May 4, 2020

Geoffrey Noyes  
208 Beacon Street  
Marblehead, MA 01945

Re: Environmental Design Review Special Permit 3348

Dear Mr. Noyes,

I am writing to follow-up from the April 27, 2020 Redevelopment Board meeting regarding the property you own located at 833 Massachusetts Avenue in Arlington, MA. This property has a Special Permit 3348 recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board requested follow-up on actions with regard to future redevelopment of the "Atwood House" as referenced in Special Condition #5 in the original Special Permit.

I am writing to inform you that on Monday, April 27, 2020, the Arlington Redevelopment Board voted unanimously (5-0) to close the hearing. In their vote, closing this hearing was conditioned on the following actions:

- The property owner shall apply for a demolition permit within 30 days following this vote or by May 27, 2020.
- The property owner shall apply for an Environmental Design Review Special Permit following expiration of the demolition delay period or earlier contingent upon Arlington Historical Commission rulings per Town Bylaw Article 6 Historically or Architecturally Significant Buildings.
- If the property owner does not file a demolition permit, the owner shall apply for an Environmental Design Review Special Permit with a renovation plan for the existing building within 60 days or by June 27, 2020.

Should you have any questions about this vote, please contact me at 781-316-3092.

Sincerely,

Jennifer Raitt  
Secretary Ex-Officio

cc: Andrew Bunnell, Chair  
Robert J. Annese, Esquire



## ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476  
TELEPHONE 781-316-3090

### By Certified First Mail

Notification of Bylaw Violations at 821 Massachusetts Avenue

July 21, 2021

Geoffrey Noyes  
208 Beacon Street  
Marblehead, MA 01945

Dear Mr. Noyes:

Please receive this letter as notice of numerous violations of Town of Arlington Bylaws and Zoning Bylaws as a result of specific actions taken by your contractors and agents on or about June 28, 2021 through July 2, 2021 at your property known as the "Atwood House;" as well as ongoing, long-term conditions at such property, which are governed not only by Town ordinances, but a special permit issued by the Arlington Redevelopment Board.

In brief, despite a scheduled hearing on August 3m 2021 regarding a demolition permit on an historic building before the Arlington Historical Commission (AHC), your contractors and agents conducted significant demolition of the Atwood House over an approximately weeklong period in advance of the July 4<sup>th</sup> holiday weekend without any permits or notices to the Town. As a result, Director of Inspectional Services Michael Ciampa issued a stop-work order on or about July 3, 2021 to your contractor, Groom Construction. Performing such work, particularly given your pending application for a demolition permit and scheduled hearing before the AHC, as well as this Department's efforts to work collaboratively with you on options for redevelopment is particularly egregious. As the property owner of record, you are hereby noticed of the following fines *at a minimum* for violations of the following sections of the Town Bylaws due to unpermitted, premature, and improper demolition and site maintenance activities on or about the week of June 28 through July 2, 2021, including the following:

Title V, Article 7 Section C	\$1,350
Title V, Article 9.1	\$350
Title V, Article 17	\$700
Title IX, Article 1	\$80
	<u>\$2,480</u>

Further, as the property owner of record, despite last registering your property on January 29, 2020, you have remained non-compliant with the Town's Vacant Storefront Bylaw (Title V Article 17) and are hereby noticed that absent immediate compliance, the Town will pursue up to two years of this Bylaw provision, totaling \$73,000. Please also be advised that you will be fined an additional \$100 per day until the building conditions are corrected to the Town's satisfaction. If you wish to avoid these fines, conditions at the Atwood House property including securing the building, properly registering it on the Vacant Storefront Registry, must improve swiftly and dramatically. Secure building conditions shall encompass the following: removal of all boarded windows and installing new windows and siding which shall be reviewed and approved by the Arlington Historical Commission and installation of a 24-hour security and monitoring system.

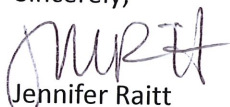
Moreover, the Town intends to reopen your Environmental Design Review Special Permit Docket #3348 for 833 Mass Ave due to continued non-compliance with Special Condition #5. This Special Permit is recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board requested follow-up on actions with regard to future redevelopment of the "Atwood House" as referenced in Special Condition #5 in the original Special Permit. You remain in non-compliance of the letter sent to you via certified mail on May 4, 2020. You were required to do the following and failed to follow through: you were to apply for a demolition permit within 30 days following the Board's vote or by May 27, 2020; you were to apply for an Environmental Design Review Special Permit following expiration of the demolition delay period or earlier contingent upon Arlington Historical Commission rulings per Town Bylaw Article 6 Historically or Architecturally Significant Buildings. If you had not filed for a demolition permit, you were to apply for an Environmental Design Review Special Permit with a renovation plan for the existing building within 60 days or by June 27, 2020. Please be advised that the Arlington Redevelopment Board reserves the right to revoke this Special Permit and staff may advise the Board of this option accordingly. As the owner, you have demonstrated willful and reckless negligence since this Special Permit was granted in 2009.

Finally, Inspectional Services advises this Department that commencing work prior to obtaining a permit constitutes a violation of the State Building Code, 780 CMR Sections 105.1 and 109.4, each of which are punishable by \$1,000 (or one year imprisonment) per violation, with each day constituting a separate violation. Inspectional Services will separately contact you and/or your contractor regarding penalties for commencing work without a permit.

Unless and until all of the above fines are paid and the violations are corrected to the satisfaction of the Arlington Historical Commission, the Town of Arlington intends to the full extent permitted by law to place a municipal lien on your property.

Please contact this office with questions regarding this notice at [781-316-3090](tel:781-316-3090).

Sincerely,



Jennifer Raitt

Director of Planning and Community Development



Michael Ciampa

Interim Director of Inspectional Services

cc: Robert J. Annese, Esquire

Rachel Zsembery, AIA, Chair, Arlington Redevelopment Board

JoAnn Robinson, Chair, Arlington Historical Commission

Douglas Heim, Town Counsel

Christine Bongiorno, Director of Health and Human Services

Chief Juliann Flaherty, Police Department

Chief Kevin Kelley, Fire Department

**ROBERT J. ANNESE**  
ATTORNEY AT LAW

September 23, 2020

*Via e-mail: robinsarcn.com*

JoAnn Robinson, Chair  
Historical Commission  
Whittemore Robbins House  
670R Massachusetts Ave  
Arlington, Ma 02476

RE: Noyes Realty LLLP  
(Atwood House) 821 Massachusetts Avenue, Arlington, Massachusetts

Dear Ms. Robinson:

My client is going to develop the real estate located at 821 Massachusetts Avenue, Arlington, i.e. the "Atwood House" and is filing a demolition application in connection with its building plans.

The building plans have not yet been finalized and will be the subject of further hearings before the Arlington Redevelopment Board.

I am sending a preliminary draft of the development plans in connection with the development of the property which will likely change as any hearings progress before the Arlington Redevelopment Board.

I am sending this material along to the Historical Commission at this time and would request that the Commission schedule if necessary a hearing regarding this matter with respect to my client's demolition application and plans.

Very truly yours,

  
Robert J. Annese

RJA:lm

Enclosures

cc: Mr. Geoffrey P. Noyes  
Noyes Realty, LLLP

DEC 18 2019

COMMONWEALTH OF MASSACHUSETTS.

MIDDLESEX S.S. \_\_\_\_\_

SOUTH DIST. REGISTRY OF DEEDS

CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PAPER

RECORDED IN BOOK 73849

PAGE 534

*Marie P. Chittaro*

REGISTER



## ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

December 10, 2019

CVS  
c/o Gary McCoy, Poyant Signs  
125 Samuel Barnet Boulevard  
New Bedford, MA 02745

Re: 833 Massachusetts Avenue, Docket No. 3348


Dear Mr. McCoy,

Enclosed please find a copy of special permit, Docket No. 3348, for the property located at 833 Massachusetts Avenue, Arlington, MA 02476. The Decision was filed with the Town Clerk on November 18, 2019 and then certified on December 8, 2019 after the expiration of the appeal period.

Please pay close attention to the general and special conditions. Some of them, such as recording the Decision at the Registry of Deeds, must be done before you can apply for a building permit. It is our practice to forward the special permit to the Building Inspector after such conditions have been fulfilled and we have been provided evidence of same.

Should you have any questions, please contact me at your earliest convenience.

Yours truly,

  
Jennifer Raitt  
Secretary ex-officio

Encl: Special Permit

Cc: Michael Byrne, Building Inspector

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

Date of Issue 12-9-2019 ASST. Town Clerk



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174

2019 NOV 18 AM 9:34

RECEIVED

## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3348

DECISION  
Special Permit Under  
ENVIRONMENTAL DESIGN REVIEW

Applicant: CVS  
One CVS Drive, Woonsocket, RI 02895  
Property Address: 833 Massachusetts Avenue, Arlington, Massachusetts 02476

Date of Hearings: August 12, 2019, November 4, 2019  
Date of Decision: November 4, 2019

20 Day Appeal Period Ends: December 8, 2019

Members  
Approved

Opposed

Eugene B. Benson  
David M. Woot  
[Signature]  
[Signature]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jessie G. Weber  
ASST. Town Clerk's Certification

12-9-2019  
Date

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on and that 20 days have elapsed after the Decision and no Appeal has been filed ATTEST:

Date of Issue 12-9-2019



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02178

2019 NOV 18 AM 9:33

RECEIVED

Town Clerk  
**Town of Arlington, Massachusetts**

**Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

### **DECISION OF THE BOARD**

**Environmental Design Review Docket #3348**

**833 Massachusetts Avenue, Arlington, MA 02476**

**CVS**

**November 4, 2019**

This Decision applies to the re-opening of Special Permit Docket 3348 by CVS to install new signage consistent with CVS rebranding. The CVS store is located at 833 Massachusetts Avenue within a B4 Vehicular Oriented Business District. The re-opening of the Special Permit is to allow the Board to review and approve the signage, under Section 3.4, Environmental Design Review, and section 6.2, Signs. A public hearing was held on August 12, 2019, and continued to November 4, 2019, when this decision was rendered.

Materials submitted for consideration of this application:

Application for Environmental Design Review Special Permit application dated June 27, 2019.

**The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:**

1. The retail pharmacy is allowed in the B-4 Vehicular Oriented Business District.
2. The retail pharmacy has operated in this location for many years.
3. There are no exterior alterations other than signage.
4. The retail pharmacy will not overload any public utilities: public water, drainage or sewer system or any other municipal system.
5. No special regulations are applicable to the use.
6. The use does not impair the integrity or character of the neighborhood. Although additional directional signs will be installed to assist in circulation on the site, the large wall signs will be smaller than the existing signage on the building.
7. The use will not be in excess or detrimental to the character of the neighborhood.



The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

**A. EDR-1 Preservation of Landscape**

There are no changes to the site that would impact existing natural features.

**B. EDR-2 Relation of the Building to the Environment**

There are no changes to the exterior of the building other than the installation of new signage to replace the existing signage.

**C. EDR-3 Open Space**

The 2009 Decision indicated that landscaping would be installed between the front of the building and the Massachusetts Avenue sidewalk. This area is entirely sidewalk and three benches are present. The tenant and the property owner will work with the Department of Planning and Community Development to come to a reasonable solution that reflects the previous Decision. There are no other changes to open space as a result of the signage rebranding.

**D. EDR-4 Circulation**

The existing circulation does not change; however, the addition of a Do Not Enter sign will help ensure that internal circulation occurs as it is intended.

**E. EDR-5 Surface Water Drainage**

The signage rebranding will not affect surface water run-off.

**F. EDR-6 Utilities Service**

There are no changes to the utility service as a result of the signage rebranding.

**G. EDR-7 Advertising Features**

The existing CVS signage includes a slash, and reads as CVS/pharmacy. The rebranding eliminates the slash, but includes a heart shape in front of the words CVS pharmacy. The rebranding retains the typical red color associated with CVS.

The new signage includes removing the large signage above the main entrance of the building and other plaques, and replacing it with updated signage. A Do Not Enter sign will be installed. All other directional signage will be retained.

The signage on the Massachusetts Avenue frontage is currently 75.18 square feet and will be replaced with signage that measures approximately 33.08 square feet. The reason for the reduction is the size of the letters. The existing letters are approximately 36 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

The main signage facing the parking lot is currently 33.41 square feet and will be replaced with signage that measures approximately 33.08 square feet. The existing letters are

approximately 24 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

Three plaques on the property will be updated. A plaque at the main entrance will be replaced. This plaque conveys information regarding the opening hours, the store manager, and the pharmacy manager. The plaque will remain but the CVS/pharmacy will be replaced with the heart branding. The receiving entrance plaque will be replaced with a 3 square foot plaque. A directional sign will be replaced at the drive-thru pharmacy that indicates both lanes offer full service. It is approximately 4.17 square feet.

A Do Not Enter sign will be installed at the end of the main drive aisle in the parking lot. At the rear of the site, the circulation is one way in order to access the drive-thru pharmacy. The Do Not Enter sign will reinforce the circulation pattern. The sign will be installed about 3 feet above grade and is approximately 2.25 square feet.

An additional directional sign that was not accounted for previously was also acknowledged during the public hearing. The directional signage provides a visual cue on the best way to access the drive through pharmacy.

All other directional signage remains as is on the property.

The reduction in the size of the main signage, the lighting upgrade, and the addition of the Do Not Enter sign are improvements to the property.

**H. EDR-8 Special Features**

There are no changes to the building or the site that would cause any adverse impacts on light, air and water resources, or on noise and temperature levels.

**I. EDR-9 Safety**

There are no changes to the building or the site that would cause any safety or accessibility concerns.

**J. EDR-10 Heritage**

The CVS building is not located on any local or State historic property listing. The adjacent Atwood House is identified as a significant building per Title VI, Article 6 of the Town Bylaw. The signage rebranding does not impact the Atwood House and the 2009 Decision retains jurisdiction over future plans for the structure as does the Historical Commission. The Redevelopment Board requests that the property owner attend the December 16, 2019 meeting to discuss the future of the Atwood House.

**K. EDR-11 Microclimate**

The signage rebranding will not impact the microclimate.

**L. EDR-12 Sustainable Building and Site Design**

The signage rebranding will support sustainable building and site design through the usage of LED fixtures to illuminate the signage.

**The project must adhere to the following general conditions:**

1. The final plans and specifications for signage shall be subject to final approval by the Department of Planning and Community Development (DPCD).
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The conditions of the 2009 Special Permit decision are still in force. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

**The project must adhere to the following special conditions:**

1. The Applicant and the property owner will work with the Department of Planning and Community Development to come to a reasonable solution that reflects the requirement of the 2009 Decision to install landscaping between the front of the building and the Massachusetts Avenue sidewalk.
2. The Applicant and property owner appear at the December 16, 2019, Redevelopment Board hearing to discuss the ongoing compliance with the 2009 Decision, with special attention to the Atwood House.



**ARLINGTON REDEVELOPMENT BOARD**

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

November 18, 2019

Geoffrey Noyes  
208 Beacon Street  
Marblehead, MA 01945

Re: Environmental Design Review Special Permit 3348

Dear Mr. Noyes,

I am writing to follow-up from the October 7, 2019 Redevelopment Board meeting regarding the property you own located at 833 Massachusetts Avenue in Arlington, MA. This property has a Special Permit 3348 recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board requests follow-up on actions with regard to future redevelopment of the "Atwood House" which was discussed with the Board on October 7<sup>th</sup> and is referenced in about Special Condition #5 in the original Special Permit.

The Board requests your attendance at their public hearing on December 16<sup>th</sup> at 8:30 p.m. in the Town Hall Auditorium at 730 Massachusetts Avenue. The Board requests your attendance at this meeting in order to provide a property update regarding this special condition and your ability to meet the permit requirement.

Please contact me at your earliest convenience should you wish to discuss these matters. Otherwise, your presence is expected at the hearing date, time, and location noted above.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Raitt".

Jennifer Raitt  
Secretary Ex-Officio

cc: Andrew Bunnell, Chair  
Robert J. Annese, Esquire



Corporate Office  
125 Samuel Barnett Boulevard  
New Bedford, MA 02745

Northern New England  
3 Bud Way #19  
Nashua, NH 03063

September 5, 2019

Attn: Erin Zwirko  
Town of Arlington

Re: CVS Pharmacy 833 Mass Ave: Continuance Request

Dean Erin Zwirko / Town of Arlington,

Please use this letter as formal request for a continuance to October 7<sup>th</sup>, 2019 for the  
Special Permit for CVS Pharmacy, 833 Mass Ave. Arlington MA.

Sincerely,

Gary McCoy  
Account Executive  
Poyant Signs  
508-328-1457



**ARLINGTON REDEVELOPMENT BOARD**

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

August 15, 2019

Geoffrey Noyes  
208 Beacon Street  
Marblehead, MA 01945

Re: Environmental Design Review Special Permit 3348 - CVS

Dear Mr. Noyes,

I am writing regarding the condition of property you own located at 833 Massachusetts Avenue in Arlington, MA. This property has a Special Permit 3348 recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board is specifically concerned about Special Condition #5 with regard to your responsibility to maintain the "Atwood House". This condition requires you to make reasonable and diligent efforts to prevent any damage from the elements or otherwise, until the property is redeveloped. Currently, the property is partially boarded and partially exposed to the elements. The partial exposure is not compliant with the Decision.

Your tenant CVS Health recently requested an amendment to Special Permit 3348 in order to increase the number of signs on the property. At the opening of the public hearing on August 12<sup>th</sup>, the Board quickly indicated that they were concerned about broader property issues referenced above and subsequently continued the hearing to September 9<sup>th</sup> at 7:30 p.m. in the Town Hall, 730 Massachusetts Avenue, second floor conference room. The Board requests your attendance at this meeting in order to provide a property update regarding the conditions and your ability to meet permit requirements.

Please contact me at your earliest convenience should you wish to discuss these matters. Otherwise, your presence is expected at the hearing date and time noted above.

Sincerely,

  
Jennifer Raitt  
Secretary Ex-Officio

cc: Andrew Bunnell, Chair  
Robert J. Annese, Esquire



**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, 833 Massachusetts Ave, Arlington, MA  
Docket #3348

**Date:** August 6, 2019

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**I. Docket Summary**

This is an application by Gary McCoy, Poyant Signs, for CVS, at 833 Massachusetts Avenue, to re-open Special Permit Docket #3348. This is in accordance with the provisions of M.G.L. Chapter 40A Section 11, and the Town of Arlington Zoning Bylaw Section 3.4 Environmental Design Review. The applicant proposes to install new signage consistent with CVS rebranding. The re-opening of the Special Permit is to allow the Board to review and approve the signage, under Section 6.2, Signs.

Materials submitted for consideration of this application:

1. Environmental Design Review Special Permit Application dated June 27, 2019.

**II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)**

**1. Section 3.3.3.A.**

**The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.**

The retail pharmacy is allowed in the B-4 Vehicular Oriented Business District. The Board can find that this condition is met.

**2. Section 3.3.3.B.**

**The requested use is essential or desirable to the public convenience or welfare.**

The retail pharmacy has operated in this location for many years. The Board can find that this condition is met.

**3. Section 3.3.3.C.**

**The requested use will not create undue traffic congestion or unduly impair pedestrian safety.**

There are no exterior alterations other than signage. The Board can find that this condition is met.

**4. Section 3.3.3.D.**

**The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.**

This retail pharmacy has operated in this location for many years without overloading any public utilities. The Board can find that this condition is met.

**5. Section 3.3.3.E.**

**Any special regulations for the use as may be provided in the Bylaw are fulfilled.**

All such regulations are fulfilled.

**6. Section 3.3.3.F.**

**The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.**

The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

**7. Section 3.3.3.G.**

**The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.**

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.



III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

A. EDR-1 Preservation of Landscape

**The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.**

There are no changes to the landscape as there are no proposed exterior alterations. The Board can find that this condition is met.

B. EDR-2 Relation of the Building to the Environment

**Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.**

There are no changes to the exterior of the building other than the installation of new signage replacing the existing signage. The Board can find that this condition is met.

C. EDR-3 Open Space

**All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.**

There are no changes to open space. The Board can find that this condition is met.

D. EDR-4 Circulation

**With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.**

The existing circulation does not change; however, the addition of a Do Not Enter sign will help ensure that circulation occurs as it is intended. The Board can find that this condition is met.

**E. EDR-5 Surface Water Drainage**

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

**F. EDR-6 Utilities Service**

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility service as a result of this proposal. The Board can find that this condition is met.

**G. EDR-7 Advertising Features**

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The existing CVS signage includes a slash, and appears as CVS/pharmacy. The proposed rebranding eliminates the slash and includes a heart in front of the words CVS pharmacy. The heart rebranding retains the typical red color associated with CVS.

The scope of work for the new signage includes removing the large signage above the main entrance of the building and other plaques, and replacing it with updated signage. A new Do Not Enter sign will be installed. All other directional signage will be retained.

The signage on the Massachusetts Avenue frontage is currently 75.18 square feet and will be replaced with signage that measures approximately 33.08 square feet. The reason for the reduction is the size of the letters. The existing letters are approximately 36 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

The main signage facing the parking lot is currently 33.41 square feet and will be replaced with signage that measures approximately 33.08 square feet. The existing letters are approximately 24 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

Three plaques on the property will be updated. A plaque at the main entrance will be replaced. This plaque conveys information regarding the opening hours, the store manager, and the pharmacy manager. The plaque will remain but the CVS/pharmacy will be replaced with the heart branding. The receiving entrance plaque will be replaced with a 3 square foot plaque. A directional sign will be replaced at the drive-thru pharmacy that indicates both lanes offer full service. It is approximately 4.17 square feet.

A new Do Not Enter sign will be installed at the end of the main drive aisle in the parking lot. At the rear of the site, the circulation is one way in order to access the drive-thru pharmacy. The Do Not Enter sign will reinforce the circulation pattern. The sign will be installed about 3 feet above grade and is approximately 2.25 square feet. All other directional signage remains as is on the property.

The reduction in the size of the main signage, the lighting upgrade, and the addition of the Do Not Enter sign are improvements to the property. The Board can find that this condition is met.

#### **H. EDR-8 Special Features**

**Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**

No changes are proposed. The Board can find that this condition is met.

**I. EDR-9 Safety**

**With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

No changes are proposed. The Board can find that this condition is met.

**J. EDR-10 Heritage**

**With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The CVS building is not located on any local or State historic property listing. However, the adjacent Atwood House is identified as a significant building per Title VI, Article 6 of the Town Bylaw. The signage rebranding does not impact the Atwood House and the Special Permit Decision retains jurisdiction over future plans for the structure as does the Historical Commission. The Board can find that this condition is met.

**K. EDR-11 Microclimate**

**With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.**

No changes are proposed. The Board can find that this condition is met.

**L. EDR-12 Sustainable Building and Site Design**

**Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**

No changes are proposed. The Board can find that this condition is met.

**IV. Conditions**

1. The final plans and specifications for signage shall be subject to final approval by the Department of Planning and Community Development (DPCD).

2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The conditions of the original Special Permit decision are still in force. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.



June 27, 2019

Town of Arlington  
Planning & Community Development  
730 Mass Ave. Annex  
Arlington, MA 02476

Re: 833 Mass Ave. CVS Pharmacy Signage Rebrand

Dear Town of Arlington,

Please find enclosed special sign permit application for Environmental Design Review and supporting documents as needed.

2 copies of:

- Application & Plans
- Owner Approval Letter from CVS
- COI & Worker's Comp.
- Construction Supervisor License
- Original Sign Permit Application
- \$500 Permit Fee (Check)
- Dimensional & Parking Info Form
- Site Plan
- Drawing of Existing Conditions and Drawing of Proposed
- Photographs
- Impact Statement

An electronic copy of these materials have been sent to Erin Zwirko.

If you have any questions, please call me at 508-328-1457.

Sincerely,

**Gary McCoy**  
Account Executive  
125 Samuel Barnet Boulevard  
New Bedford, MA 02745  
508.328.1457



**TOWN OF ARLINGTON  
REDEVELOPMENT BOARD**

**Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)**

Docket No. \_\_\_\_\_

1. Property Address 833 Massachusetts Ave Arlington, MA 02476  
 Name of Record Owner(s) CVS Pharmacy Phone 401-770-3047  
 Address of Owner One CVS Drive, MC 1190, Woonsocket, RI 02895  
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Poyant Signs  
 Address 125 Samuel Barnet Blvd. New Bedford MA 02745 Phone 508-328-1457  
 Status Relative to Property (occupant, purchaser, etc.) Sign Contractor
3. Location of Property 52-1-1  
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book \_\_\_\_\_, Page \_\_\_\_\_;  
 -or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.
5. Present Use of Property (include # of dwelling units, if any) Pharmacy/Commercial
6. Proposed Use of Property (include # of dwelling units, if any) Pharmacy/Commercial (Like for Like)
7. Permit applied for in accordance with the following Zoning Bylaw section(s)
 

3.3	Special Permits
3.4	Environmental Design Review
6.2	Signs

section(s)
title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.  
  
see attached statement

(In the statement below, strike out the words that do not apply)

The applicant states that CVS Pharmacy is the ~~owner -or- occupant -or-~~ purchaser under agreement of the property in Arlington located at 833 Massachusetts Ave which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

125 Samuel Barnet Blvd. New Bedford MA 02745

Address

508-328-1457

Phone

# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 833 Massachusetts Ave

Zoning District B4

Owner: CVS Pharmacy

Address: One CVS Drive, MC 1190 Woonsocket, RI 02895

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Pharmacy

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Pharmacy

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	79715 SF	79715 SF	min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)	NA	NA	min. NA
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	1	1	stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction	Signage		
Distance to Nearest Building			min.





June 27, 2019

Town of Arlington  
Planning & Community Development  
730 Mass Ave. Annex  
Arlington, MA 02476

Re: Impact Statement

Dear Town of Arlington,

Poyant has been contracted with CVS pharmacy to rebrand their existing signage at their location at 833 Massachusetts Avenue, Arlington MA. Due to the scope of work, we feel that there will be no negative impact as it relates to the Arlington Environmental Design Review Standards. The existing signage that is currently at this location include lighting systems that can be more hazardous to the environment due to the amount of energy used. We will be replacing this existing lighting system with new, energy-efficient LEDs. The following is the scope of work for this proposed signage project:

- Remove existing (2) 24" Main ID Channel Lettersets and plaques.
- Replace with (2) 22" Channel Letters (LED Illuminated) and new regulatory plaques.
- Install Do Not Enter sign.
- All directional signage will remain as is.

Please review the attached signage plans for more details (install locations, etc.).

If you have any questions, please call me at 508-328-1457.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary McCoy", written over a horizontal line.

Gary McCoy  
Account Executive  
125 Samuel Barnet Boulevard  
New Bedford, MA 02745  
508.328.1457

June 19, 2019

To: Building Inspector

Re: CVS pharmacy contracted sign vendor

To Whom It May Concern:

CVS pharmacy has awarded Poyant Signs Inc. as the exterior sign vendor throughout New England and New York. Poyant Signs Inc. has a term contract in place with CVS pharmacy.

Please accept this letter to allow Poyant Signs Inc. & their respective agents to act as our agent, pull permits and install signs as per code.

Sincerely,

*Karen Rezuke*

Karen Rezuke

Properties Programs and Strategy Administration, Sr. Consultant Exterior Branding





## 2019 THH BIR Upgrade



Existing Location Overview



Proposed Signage Overview

**Loc#: 00278**

833 Massachusetts Ave.  
Arlington, MA 02476

### SITE SIGNAGE SUMMARY

#### EXISTING

- (1) 24" Main ID Channel Letterset
- (2) 24" Main ID Channel Letterset
- (3) Drive-Thru Information Panel
- (4) Pharmacy Pick-Up/Drop-off Plaque
- (5) Missing Do Not Enter Sign
- (6) Receiving Entrance Plaque
- (7) Hours Plaque
- (8) Directional Signs (Qty:4)

#### PROPOSED

- (1) IL-22-CL-L LED Heart
- (2) IL-22-CL-L LED Heart
- (3) Full Service Regulatory Plaque
- (4) Remove and Dispose
- (5) Do Not Enter Sign
- (6) Receiving Entrance Plaque
- (7) Hours Plaque
- (8) Leave As Is












Drawing prepared by:  	<b>SITE PLAN</b>	
	<u>Location:</u>	<u>Proj #:</u>
	833 Massachusetts Ave.	16189
	Arlington, MA 02476	<u>Loc #:</u>
	278	
<u>File Path:</u>	ACCOUNTS\C\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST	



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	000000	4/16/19	GM	CC	
Rev1	000000	6/13/19	GM	CC	Notes
Rev 2	000000	00/00/00	XXX	XXX	Rev#: Rev 7 Req#: 000000 Date: 00/00/00 Req. By: XXX Drawn By: XXX
Rev 3	000000	00/00/00	XXX	XXX	Rev 8 000000 00/00/00 XXX XXX
Rev 4	000000	00/00/00	XXX	XXX	Rev 9 000000 00/00/00 XXX XXX
Rev 5	000000	00/00/00	XXX	XXX	Rev 10 000000 00/00/00 XXX XXX
Rev 6	000000	00/00/00	XXX	XXX	Pg. 3



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Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:					
Original	000000	4/16/19	GM	CC						
Rev1	000000	6/13/19	GM	CC	Notes	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Rev 2	000000	00/00/00	XXX	XXX		Rev 7	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 8	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev5	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 6	000000	00/00/00	XXX	XXX						Pg. 4





NOTES:

Drawing prepared by:

**Poyant**  
Building Your Brand

## SITE PLAN

<b>Location:</b>	<b>Proj #:</b>
833 Massachusetts Ave.	16189
Arlington, MA 02476	<b>Loc #:</b>
<b>File Path:</b>	278
ACCOUNTS\C\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST	

Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:					
Original	000000	4/16/19	GM	CC						
Rev1	000000	6/13/19	GM	CC	Notes	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Rev 2	000000	00/00/00	XXX	XXX		Rev 7	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 8	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 6	000000	00/00/00	XXX	XXX		Pg. 5				







**NOTES:**







Existing Signage - West Elevation

**Existing Sign #1 (33.41 SQ.FT.)**

24" Main ID Channel Letterset  
Illuminated

S/F ☒ D/F ☐  
Yes ☒ No ☐



Proposed Signage - West Elevation

Proposed Signage

Not To Scale Unless Noted



IL-33-CL-L (33.08 SqFt)

1

Drawing prepared by:

**RECOMMENDATION**

**Poyant**  
Building Your Brand

Location: 833 Massachusetts Ave.  
Arlington, MA 02476  
Proj #: 16189  
Loc #: 278

File Path: ACCOUNTS\C\CVS pharmacy\Locations 2016\3018\_MC\3018\_0000\_City\_ST

Drawing prepared for:



Rev#:	Req#:	Date:	Req.By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req.By:	Drawn By:
Original	000000	4/16/19	GM	CC		Rev 7	000000	00/00/00	XXX	XXX
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Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



Existing Signage - South Elevation

<b>Existing Sign #2 (75.18 SQ.FT.)</b>	
36" Main ID Channel Letters	S/F <input checked="" type="checkbox"/> D/F <input type="checkbox"/>
Illuminated	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Existing Sign #7 (2 SQ.FT.)</b>	
Hours Plaque	S/F <input checked="" type="checkbox"/> D/F <input type="checkbox"/>
Illuminated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>



Proposed Signage - South Elevation

Proposed Signage



IL-22-CL-L LED Heart (33.08 SqFt)

2



7

Reface Header  
Only with new  
Vinyl Graphics

Not To Scale Unless Noted

Drawing prepared by:

RECOMMENDATION

**Poyant**  
Building Your Brand

Location: 833 Massachusetts Ave.  
Arlington, MA 02476  
File Path: 278

Proj #: 16189  
Loc #: 278

Drawing prepared for:



ACCOUNTS\C\CVS pharmacy\Locations 2016\3018\_MC\3018\_0000\_City\_ST

Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
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Rev 2	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						





Existing Signage - North Elevation

<b>Existing Sign #3 (12 SQ.FT.)</b>	
Drive-Thru Information Panel	S/F <input checked="" type="checkbox"/> D/F <input type="checkbox"/>
Illuminated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Existing Sign #4 (1 SQ.FT.)</b>	
Pharmacy Pick-Up/Drop-Off Plaque	S/F <input checked="" type="checkbox"/> D/F <input type="checkbox"/>
Illuminated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>



Proposed Signage - North Elevation

Proposed Signage



(4.17 SqFt)

3

Not To Scale Unless Noted

Drawing prepared by: **RECOMMENDATION**

Location:	Proj #:
833 Massachusetts Ave.	16189
Arlington, MA 02476	Loc#:
	278
File Path:	
ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST	



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:		Rev#:	Req#:	Date:	Req. By:	Drawn By:
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Rev 1	000000	6/13/19	GM	CC	Notes		Rev 8	000000	00/00/00	XXX	XXX
Rev 2	000000	00/00/00	XXX	XXX			Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX			Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX							
Rev 5	000000	00/00/00	XXX	XXX							
Rev 6	000000	00/00/00	XXX	XXX							



Existing Signage - North Elevation

Existing Sign #6 (3 SQ.FT.)

Receiving Entrance Plaque

Illuminated

S/F ☒ D/F ☐

Yes ☐ No ☒



Proposed Signage - North Elevation

Proposed Signage



(3 SqFt)

6

Not To Scale Unless Noted

Drawing prepared by: **RECOMMENDATION**

Location:

833 Massachusetts Ave.

Proj #:

16189

Arlington, MA 02476

Loc#:

278

ACCOUNTS\CVS pharmacy\Locations 2016\3018\_MC\3018\_0000\_City\_ST



Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Original	000000	4/16/19	GM	CC		Rev 7	000000	00/00/00	XXX	XXX
Rev 1	000000	6/13/19	GM	CC	Notes	Rev 8	000000	00/00/00	XXX	XXX
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Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

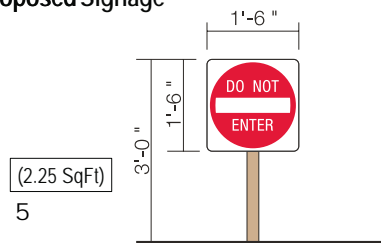


Existing Signage - West Elevation



Proposed Signage - West Elevation

## Proposed Signage



Not To Scale Unless Noted

Drawing prepared by:

## RECOMMENDATION

**Poyant**  
Building Your Brand

Location: 833 Massachusetts Ave.  
Arlington, MA 02476  
Proj #: 16189  
Loc #: 278

File Path: ACCOUNTS\CVS pharmacy\Locations 2016\3018\_MC\3018\_0000\_City\_ST

Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Original	000000					Rev 7	000000	00/00/00	XXX	XXX
Rev 1	000000	6/13/19	GM	CC	Notes	Rev 8	000000	00/00/00	XXX	XXX
Rev 2	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



QTY: 2 Sets



Specifications

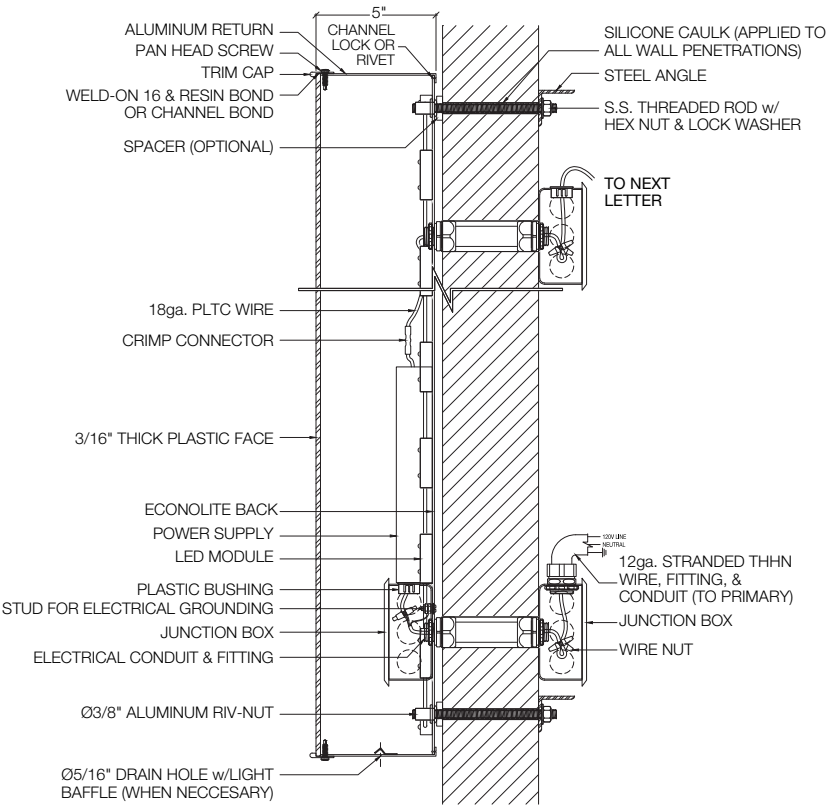
Qty:TBD 33.08 SqFt (Each)

Internally Illuminated Channel Letters (Horizontal)

- Chemcast 3/16" Red acrylic faces #2793
- 5" Deep pre-finished Hunter Red returns
- 3/4" Jewelite True Red trim cap
- Red LED illumination, GEMXRD-W1, 132 mod
- 120 Volt Power supplies, (Qty:1) GEPS12-60U-NA, (Qty:1) GEPS12-25U-NA
- 0.9 Amps, 77.88 Watts
- Mounted to existing fascia as required

Colors & Materials

- Chemcast Red Acrylic #2793
- Jewelite True Red Trim Cap
- Pre-Finished Hunter Red Returns



**B** Typical Section - Face Lit Letter - Flush Mounted & Self Contained  
Scale: 1 1/2"=1'-0"

Drawn By: L. Rogers

File Name: Main ID\_  
Channel Letters\_Horizontal

Revisions:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:  
Approved for Construction

Martin B Higgins III  
Date:

Main ID Channel Letters  
Horizontal - IL-22-CL-L

CHANNEL LETTERS

CVS pharmacy  
One CVS Drive  
Woonsocket, RI

Existing Channel Letters

QTY: 2 Sets



Specifications

Qty = 1 33.41 Sq Ft

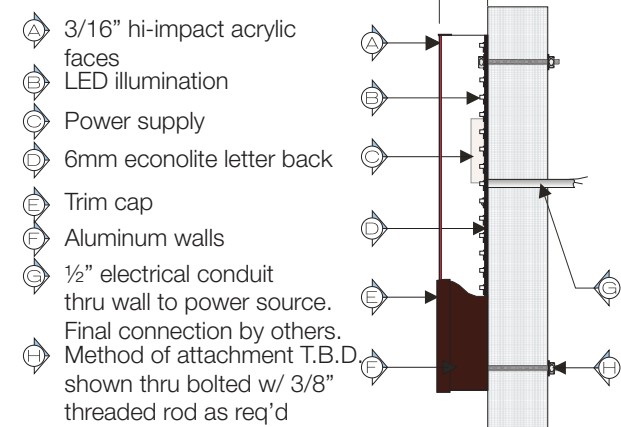
24" CVS/pharmacy Channel Letters

- 3/16" acrylic faces - #2793 red (typical)
- 5" deep .040 aluminum returns alliance pre-painted (dark bronze)
- 3/4" bronze trim cap
- U.L. Listed
- (1) 20 amp circuit

- LED Specifications: Tetra MAX Red LED Strip
- LED Module: GERDMXS6
- # Of Modules#: 166
- # Of Feet: 56
- Power Supply: GEPS12-60
- Quantity: 2
- Total amps: 1.7

Colors & Materials

- Red acrylic #2793
- Dark Bronze trim cap & returns



LED LIT CHANNEL LETTER  
MOUNTED TO WALL



125 Samuel Barnet Boulevard  
New Bedford, MA 02745  
800.544.0961 | poyantsigns.com

CVS/pharmacy

Main Street  
Town, State

Project: 12264  
CVS/pharmacy

Sales: Gary McCoy  
Date: 06.23.09  
Designer: LB

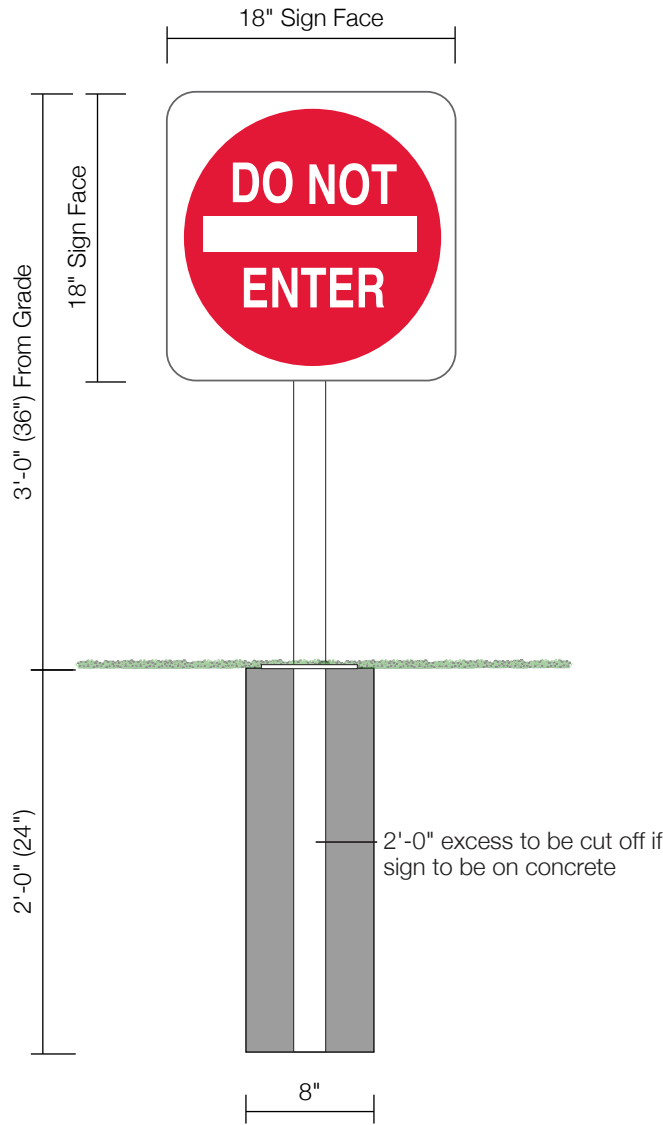
Note:  
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

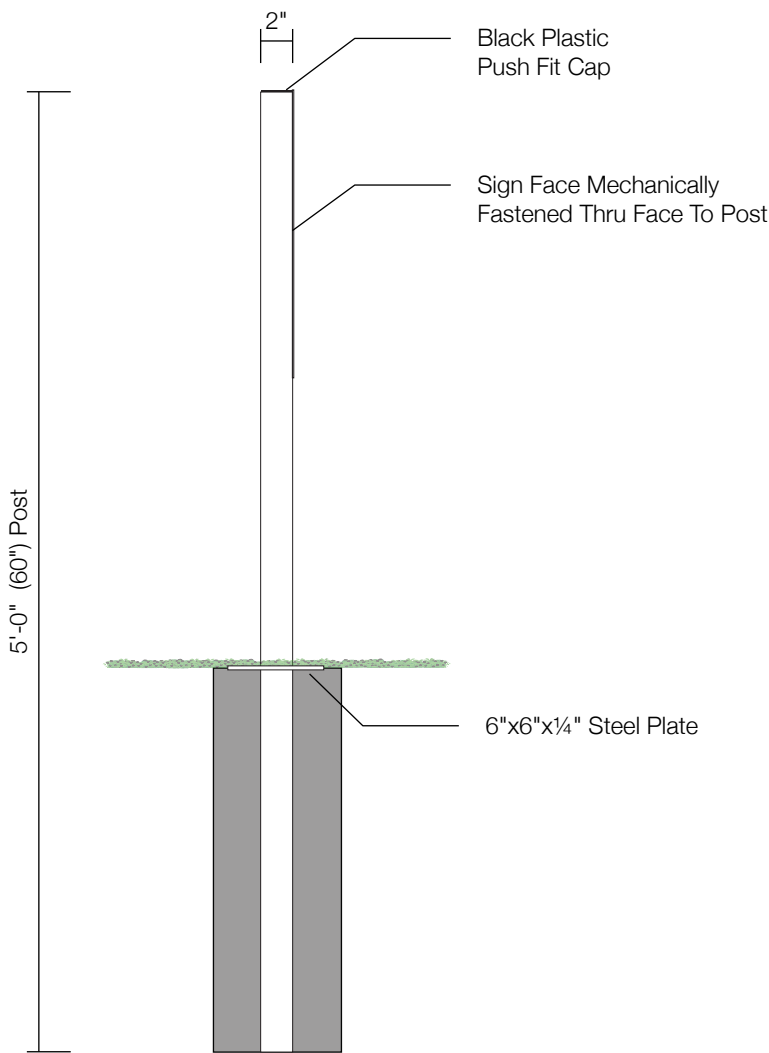
Approved By:

Date:

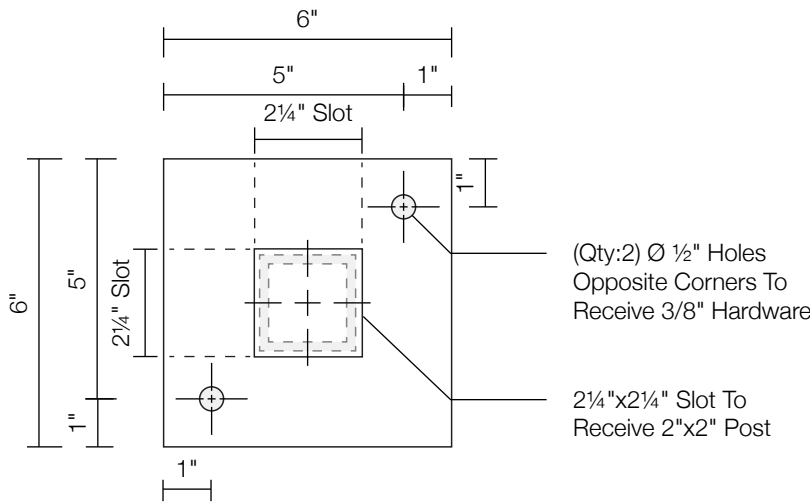
24" Channel Letters



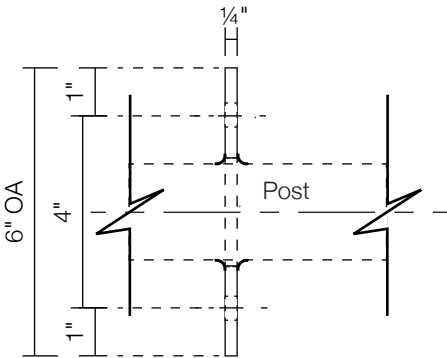
A Sign Elevation - Front View  
Scale: 1"=1'-0"



B Sign Elevation - Side View  
Scale: 1"=1'-0"



C Plate Detail - Front View  
Scale: 3"=1'-0"



D Plate Detail - Side View  
Scale: 3"=1'-0"

Specifications

Qty = 1 2.25 Sq Ft

Single Faced Non Illuminated Regulatory Sign

- Single sided stock regulatory sign face w/ engineer grade reflective white background & red graphics
- Sign face mechanically fastened thru face to post
- (Qty:1) 2" x 2" x 5'-0" steel post to be painted colonial white
- Black plastic push fit cap for top of post
- (Qty:1) 6" x 6" x 1/4" steel plate welded 3'-0" down from top of pole painted white

\* If installation is on concrete: cut pole from bottom of plate down & mount plate to concrete

\* If installation is to be direct burial: bury 2'-0" below grade To be in direct burial foundation

- Foundation to be 2'-0"D x 8" Dia. with (Qty:1) Bags of pea stone per hole

\*Foundation varies per location

Colors & Materials

Paint

Colonial White; Satin Finish

Drawn By: L. Rogers

Revisions:

3.23.17 LR Rev changed to pea stone fill T2

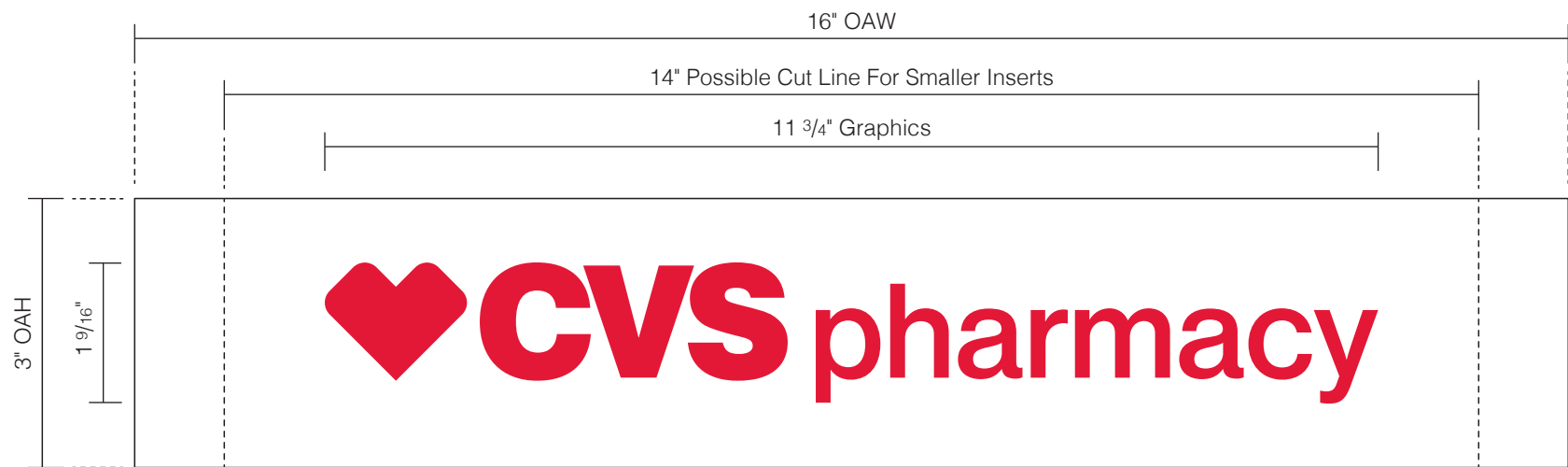


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Do Not Enter\_  
Regulatory Sign



A Sign Elevation - Front View  
Scale: 6"=1'-0"

Specifications  
Qty = 60 Sq Ft Varies

Replacement Single Face Header Insert For Rebrand Hours Plaques

\*Remove & Dispose Of Existing Header Inserts w/ Old Logo

- .080 Styrene direct print inserts
- Red to match PMS 186c
- Some locations may need to be trimmed in length to fit
- Install new insert in top section of existing hours plaques

Colors & Materials

Direct Print

 (Qty:60) 3"H x 16"W .080 Styrene Direct Printed w/ CVS Red; PMS 186C Trimmed To Finished Size

**Poyant**  
Building Your Brand

125 Samuel Barnet Boulevard  
New Bedford, MA 02745  
800.544.0961 | poyantsigns.com



Corporate


Project: 14840  
CVS Pharmacy

Sales: Gary McCoy  
Date: 05.07.18  
Designer: LR

Note:  
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

5.7.18 LR T2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:  
**Approved for Construction**  
  
Date: \_\_\_\_\_

Pylon Sign

Option A

Sign Type 14840.1A

1A.1

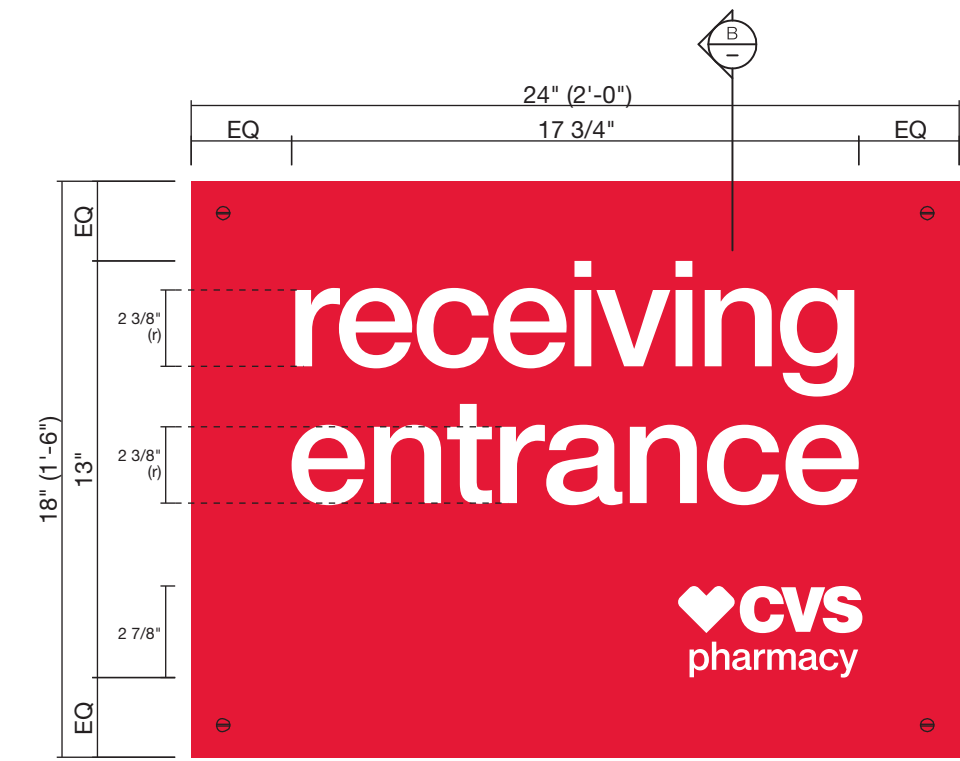


B Photo Comp - Existing Example  
Not To Scale

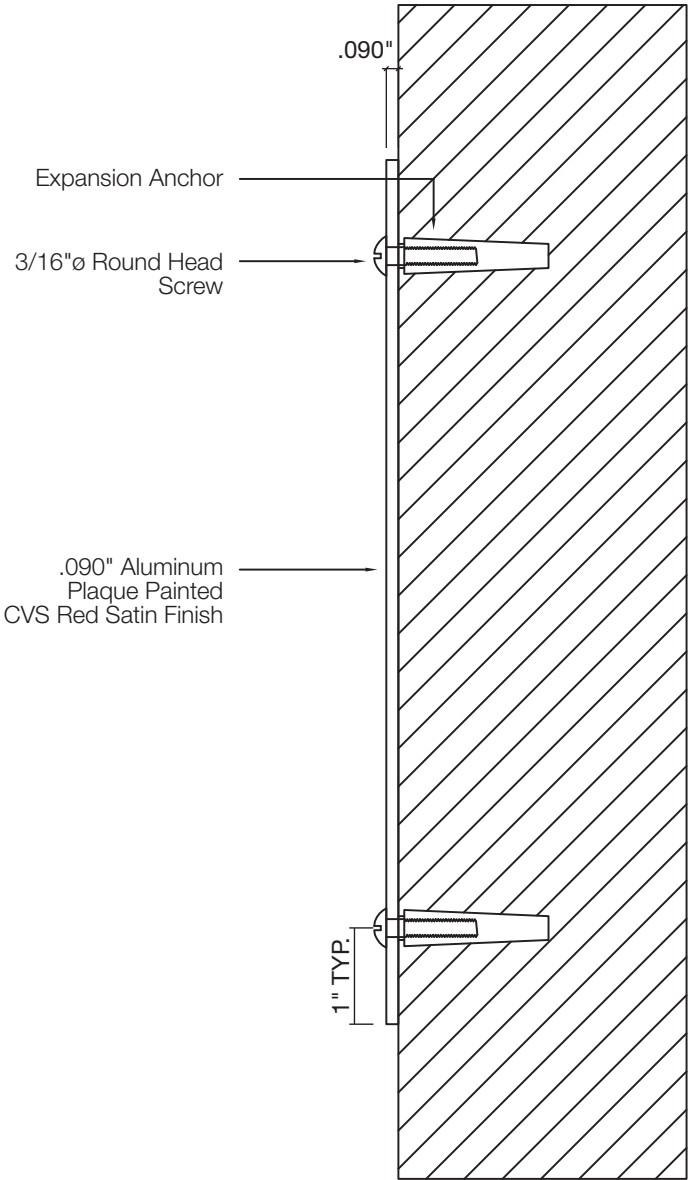


C Photo Comp - Proposed Example  
Not To Scale

# Receiving Entrance Plaque



A Sign Elevation - Front View  
Scale: 2"=1'-0"



B Section

## Specifications

S/F Non-Illuminated Door Plaque  
(3.0 SQ.FT.)

Background  
- 0.090" Aluminum Plaque Painted CVS Red

Graphics  
- White Vinyl Graphics

Hardware  
- 3/16"ø Round Head Screw  
- Expansion Anchor

## Colors & Materials

- Paint to Match PMS #186 (Satin Finish)
- White Opaque Vinyl



Drawn By: N. Pazdan

File Name: Receiving Entrance Plaque

## Revisions:



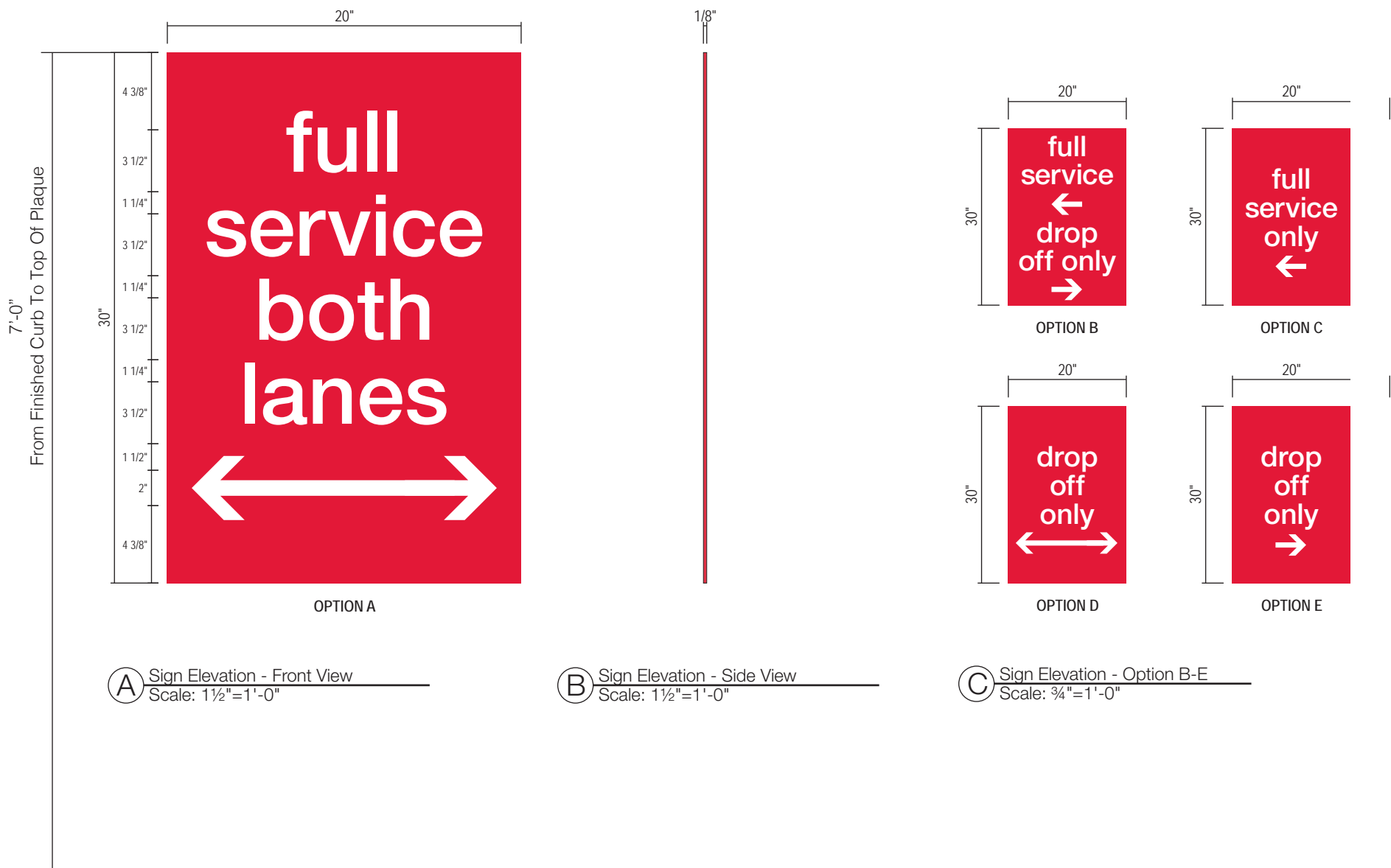

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Receiving Entrance Plaque

# Drive-Thru Regulatory Plaques



## Specifications

S/F Non-Illuminated Full Service Plaque  
(4.17 SQ.FT.)

Background  
- 1/8" Aluminum Plaque Painted CVS Cardinal Red

Graphics  
- White Reflective Vinyl Graphics

Install  
- Mount to drive-thru canopy columns as required in field

## Colors & Materials

CVS Cardinal Red (Satin Finish)

White Reflective; 3M 680-10



125 Samuel Barnet Boulevard  
New Bedford, MA 02745  
800.544.0961 | poyantsigns.com



Corporate

Project: 14866  
Fairhaven Commons

Sales: Gary McCoy  
Date: 05.16.18  
Designer: LR

Note:  
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

## Revisions:

5.16.18 LR T2



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:  
**Approved for Construction**

*Martin B Higgins III*

Date:

Drive-Thru Regulatory Plaque  
Standard

Option A





03.26.2019



03.26.2019



CVS/pharmacy

RECEIVING  
ENTRANCE

03.26.2019





03.26.2019





03.26.2019

NOTES

1. HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) OF JANUARY, 1992 AND ANY AMENDMENTS THERETO AND THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD, 521 CMR, WHICHEVER IS MORE STRINGENT.
2. ACCESSIBLE PARKING SPACES DESIGNATED WITH A "V" SHALL BE SIGNED AS "VAN ACCESSIBLE" PER A.D.A. 4.1.2.5B.
3. ALL NEW CURBING INSTALLED ON MASSACHUSETTS AVENUE SHALL BE VERTICAL GRANITE CURB (VGC), TYPE VA3 PER MHD SPECIFICATION M 9.04.1
4. ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.
5. ALL STANDARD PARKING SPACES SHALL BE 9 FEET IN WIDTH BY 18 FEET IN LENGTH, WITH 24 FOOT AISLES UNLESS NOTED OR DETAILED OTHERWISE.
6. ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT.
7. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR CONSTRUCTION OF COMPACTOR, DUMPSTER AND DRIVE THRU AREAS.
8. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF VESTIBULE, EXIT PORCHES, BUILDING SIDEWALK, RAMPS, LOADING AREA, BUILDING DIMENSIONS, BUILDING UTILITIES, ENTRANCE LOCATIONS, COMPACTOR AREA, ETC.
9. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED OF CONCRETE AND COMPLY WITH A.D.A. REQUIREMENTS. PRIOR TO INSTALLING HANDICAP RAMPS, CONTRACTOR SHALL SUBMIT A DETAILED DESIGN OF EACH HANDICAP RAMP FOR THE ENGINEER'S REVIEW.

PLAN LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CURBED LANDSCAPED ISLAND
		HANDICAP PARKING STALL
		PARKING COUNT
		HANDICAP SYMBOL
		MOUNTED TRAFFIC SIGN
		WHEELCHAIR RAMP
		WHEELCHAIR RAMP
		SIGNALIZED INTERSECTION
		EXTRUDED CONG. CURB TYPE
		VERTICAL GRANITE CURB TYPE
		BOLLARD
		STOP LINE
		SOLID WHITE CHANNELIZING LINE
		SOLID YELLOW CHANNELIZING LINE
		BROKEN YELLOW CENTERLINE
		DOUBLE YELLOW CENTERLINE
		SOLID YELLOW CENTERLINE
		SOLID YELLOW EDGE LINE
		SOLID WHITE EDGE LINE
		SOLID WHITE LANE LINE
		TRANSFORMER PAD
		CONCRETE PAVEMENT
		CHAIN LINK FENCE
		CONCRETE WHEEL STOP
		GUARDRAIL
		VERTICAL GRANITE CURB
		WOODEN STOCKADE FENCE

ZONING DISTRICT: VEHICULAR ORIENTED BUSINESS DISTRICT (B4)  
RETAIL: SPECIAL PERMIT FROM ARLINGTON REDEVELOPMENT BOARD (ARB) FOR GENERAL RETAIL USE.

CVS Zoning Summary Chart

Zoning Regulation Requirements	Required	Proposed
MINIMUM LOT SIZE	NONE	1.83 AC
FRONT SETBACK	NONE	0 FT
SIDE SETBACK	NONE	71 FT
REAR SETBACK	20 FT	92 FT
MAX. BUILDING HEIGHT	35 FT	32 FT
MIN. LOT FRONTAGE	50 FT	291.5 FT
F.A.R.	1.0	0.18
MIN. LANDSCAPE AREA	10%	32.5%
MIN. INTERIOR LANDSCAPE	8%	8.6%
RESIDENTIAL BUFFER	15 FT	7.5 FT
BUILDING SEPARATION	13 FT	18 FT

Parking Summary Chart

Description	Required	Proposed
STANDARD SPACES (9'X18')	42	69
NO. OF ACCESSIBLE SPACES*	2	3
TOTAL SPACES*	44	72

\*4. SPACE PER 300 SF OF GROSS FLOOR AREA  
\*\*ADA REQUIREMENT - MINIMUM NUMBER OF ACCESSIBLE SPACES FOR A PARKING LOT TOTALING 50 TO 75 SPACES - 3 TOTAL HANDICAP SPACES  
ZONING DISTRICT: VEHICULAR ORIENTED BUSINESS DISTRICT (B4)

TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1		30" 30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-B		12" 18"	BLUE ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A		12" 6"	WHITE ON BLUE	CHANNEL	VARIES	REFLECTORIZED SIGN
R5-1		30" 30"	RED ON WHITE	BOLLARD	7'-0"	REFLECTORIZED SIGN
R6-1R		36" 12"	WHITE ON BLACK	CHANNEL	7'-0"	REFLECTORIZED SIGN

APPROXIMATE LIMIT OF WETLAND  
AND EXISTING LIMIT OF HEADWALL

MILL BROOK

MILL BROOK DRIVE  
PUBLIC - VARIABLE WIDTH

CAREY DRIVE

MASSACHUSETTS AVENUE  
PUBLIC - VARIABLE WIDTH

CIVIL ENGINEER:

**Rf O'CONNELL**  
**& ASSOCIATES, INC**  
Civil Engineers & Land Planners

80 MONTVALE AVE., SUITE 201  
STONEHAM, MA 02180  
781-279-0180  
FAX: 781-279-0173

CONSULTANT:

SEAL:

**CVS/**  
**pharmacy**

13,013 TYPE A PROTOTYPE

STORE NUMBER= 75672

837-821 MASSACHUSETTS AVENUE  
ARLINGTON, MA

DEAL TYPE: 4W

DEVELOPER:

**GBC**

GERSHMAN BROWN CROWLEY INC.

14 BREAKNECK RD  
LINCOLN, RI 02865

REVISIONS:

ISSUED TO ARLINGTON REVIEW BOARD  
REVISED PER ARB COMMENTS 03/23/2009

DRAWING BY: AKC/KPM

DATE: 03/02/2009

JOB NUMBER: 07150

TITLE:

PARKING & TRAFFIC  
CONTROL PLAN

SHEET NUMBER:

C-2

COMMENTS: